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Marine Island June 29th 1891

Dear Doctor,

I send you with this a sketch made by a builder in Benicia made up from the Shopper plan, blue print, various ideas, and the amount of appropriation. I have changed his sketch but have not increased the cost so that it may stand for what a Californian builder says can be done and will do away with the necessity of submitting your finished plans to builders before advertising. I should think, I say this because builders will be anxious to take advantage of the dry season and get plaster on before the rains. I am told it will make several hundred dollar difference in the cost of building between dry and rainy season. This man proposes

to reserve \$1000 for steam, water, sewer connections
 etc and \$500 for first cost of materials, tiling etc
 It does not include chandeliers but will put
 in wires for electric lighting, does not estimate
 for range but will set it if desired, It does
 estimate for hot water boiler, all necessary
 plumbing, porcelain lined tub, first class
 w.c. etc in main bath room, and good work in
 all.

A cellar, under back portion of house say 26'
 x 28', concrete floor, inside stairs & outside entrance
 is included also a cistern will be finished
 if excavation is made for this (The dirt will
 be useful in filling in)

Height of stories - 7' Cellar, 11' for 1st story
 10' 6" 2^d story, (This height resembles on each
 of size of rooms,

Foundation, 12" hard dried walls laid in
 cement mortar (usually 1-4)

Materials, Four 5' main roof line of roof
faced pressed brick (Valejo) laid in blue
mortar (This brick work will cost \$600⁰⁰ more
than the same work in mortar).

Roof redwood siding to 2nd floor, all above
redwood shingles - (painted or stained)

Floors. No 1, Oregon pine 4" wide 2" sq. to be
laid on 1st string with No 2 flooring 2" sq laid
diagonally. 3rd string to have No 1 flooring
as above but otherwise unfinished.

Windows - Four, hall & principal rooms of
1st floor. No 1, French plate; in hall three
windows view plate glass centers and 6"
border of stained glass to cost \$2⁵⁰ for ^{sq +} painting
foot. No other stained glass included in
this estimate and for remainder of house
good American glass to be used.

Trim. Front door, front hall, vestibule
with a handsome hand worked case

increased as one of the principal attractions of the house (It will give details of a stairway if desired, but is much more expensive than railwood). Generally railwood will be used but sugar pine may be substituted to some extent without much increase in cost. All will be hard oil finish. The kitchen, laundry & bath rooms to have a brasswork.

Inside blinds in hall, dining room & a few rooms where most necessary but not throughout house. A sliding blind of fine finish like a car blind is said to be much used & is suggested.

Hard oil finish floors are not included. These will I think cost at least \$300 extra if sprayed.

Plaster as usual in first class houses. Cornices & ceilings are not in-

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cluded in the estimate, since cost may be
finite & this is suggested.

Painting or staining as desired.

The house is to be built throughout of
the best materials and finished to a first
class house. Such a house as sketch
shows and I have described can be built
as above for the appropriation provided
not more than \$2000 - \$2250 can be used
for things not included in estimates. I think
\$1500 more than enough for the outside work
but \$500 is not enough for the inside unless
chandeliers, electric heaters, range, mantels
tiling, side board etc or some of them can
be bought outside of appropriation.

This builder's estimate for brick work
in foundation is \$20^c per sq. ft. for the tier
\$25^c I think. Like myself he would
like to see the first string of bricks but he

says it cannot be done without a further
reduction in cost in some ways,

I have cleared out sufficient space
except stumps and one or two doubtful trees
for the builders to go ahead. The brush and
undergrowth have been burned and those
who propose to bid can now see the local
conditions. A roadway can be cut in a
few hours when we know the plan adopted,
"Practically a contractor can commence
work immediately."

Yours sincerely

R. D. Evans.

"An 180° turn of 21" will send blue print
has endeavored to meet my objections to the
blue print plan as shown in my sketch.

I liked the appearance of Capt. Woods'
son. He should have had a good training
& be a creditable addition to the Corps